

MARLBORO TOWNSHIP PLANNING BOARD

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MARCH 19, 2008

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.

ROLL CALL

**PRESENT ... MR. BARENBURG, MR. BERGH, MS. FERNANDEZ,
MR, GUPTA, COUNCILMAN LARocca, MR, HEGT,
MR. JOSEPHS, MR. HUSAIN**

ABSENT... MAYOR HORNIK, MR. SCHNURR, MS. BAJAR

PROFESSIONALS PRESENT...MR. PETERS, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the Public spoke.

Mr. Husain will be sitting for Mr. Schnurr.

A motion to approve/amend the minutes of February 20, 2008 was offered by Mr. Bergh, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Mr. Joshi, Councilman LaRocca, Mr. Husain, Mr. Josephs.

P.B. 1007-08 LUCOL, LLC – PUBLIC HEARING AMENDED SITE PLAN

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

This application is being carried to the meeting of April 16, 2008, without further notice.

P.B. 926-05 ALEX CORPORATE CENTER/FELIX BRUSELOVSKY – EXTENSION OF TIME

Ken Pape, Esq. represented the applicant. In March 29, 2006 the applicant received preliminary and Final Site Plan Approval by resolution dated March 29, 2006. The project performance guarantees and inspection fees have been posted, the applicant has delivered the required deeds of dedication and has secured all outstanding development approvals and permits. The applicant is requesting a one year Extension of Time to improve the property.

The Board agreed to grant the Extension until March 28, 2009. A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Joshi. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Gupta, Mr. Joshi, Councilman LaRocca, Mr. Hegt, Mr. Husain, Mr. Josephs.

P.B. 981-07 HINDU AMERICAN TEMPLE & CULTURAL CENTER – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN & CONDITIONAL USE APPROVAL

A motion in the affirmative was offered by Councilman LaRocca, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Gupta, Mr. Joshi, Councilman LaRocca, Mr. Josephs.

P.B. 988-07 AMBTEN ROAD ASSOCIATES, LLC. – MEMORIALIZATION OR RESOLUTION GRANTING PRELIMINARY SITE PLAN APPROVAL WITH VARIANCES

A motion in the affirmative was offered by Mr. Joshi, seconded by Councilman LaRocca. In favor; Mr. Joshi, Councilman LaRocca, Mr. Husain, Mr. Josephs.

P.B. 994-07 JP MORGAN/CHASE BANK – MEMORIALIZATION OF RESOLUTION GRANTING PRELIMINARY & FINAL SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Gupta. In favor: Mr. Bergh, Ms. Fernandez, Mr. Gupta, Councilman LaRocca, Mr. Husain, Mr. Josephs.

ORDINANCE 2008-8 AMENDING CHAPTER 84 – POOL INSPECTION FEES

Mr. Cramer addressed the Board stating that this ordinance amends the Township regulations to revise the zoning permit fees for swimming pools. The amendment reduces the fee for the issuance of the zoning permit for the swimming pool and increases the inspection fee for the pool installation.

This ordinance is consistent with the master Plan.

A motion in the affirmative was offered by Mr. Bergh, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Gupta, Mr. Joshi, Councilman LaRocca, Mr. Hegt, Mr. Husain, Mr. Josephs.

P.B. 929-05 OLD MILL ESTATES – FINAL MAJOR SUBDIVISION

This application is being carried to the meeting of April 2, 2008, at the request of the applicant.

P.B. 971-06 ENCLAVE @ GLENBROOK – FINAL MAJOR SUBDIVISION

Gerry Sonnenblick, Esq. represented the applicant. On September 5, 2007, the applicant was granted Preliminary Major Subdivision approval. The site is located on Ryan Road approximately 130 ft. southwest of the Kingfisher Court intersection. Currently, the property contains a 1 story dwelling, a 1 story masonry building, 3 accessory greenhouse structures and landscape material storage bins. Access is provided via a stone and dirt driveway, Block 412 Lot 165.

The applicant is proposing to subdivide the property into 10 new lots, nine for residential development and one open space lot. The dwellings are proposed as a series of attached duplex units, as well as one triplex unit. Access is proposed from Ryan Road via a long cul de sac. Public water and sanitary sewer service are proposed to service the dwellings. An underground detention basin is proposed to handle the increase in stormwater runoff.

The following exhibit was marked into evidence:

A-1 Colored landscape and site display, dated March 19, 2008

Lorali Totten, Crest Engineering reviewed the final application with the Board. She discussed the sewer easement that had been moved since the preliminary approval. She addressed the comments from the Professional's reports and stated that they will comply with all the requests. Specifically, with regard to the Red Pine issue, she stated that the applicant will continue to pursue review by the NJDEP that there are no Red Pines on the site.. The applicant has obtained a tree expert and he has certified that there are no Red Pines on the site.

The applicant has agreed to work with the Township Engineer on the importing of soils as well as the installation of swales on the property to effect proper Phase II stormwater regulation compliance.

The applicant has agreed to comply with the RSIS standard relating to the construction of the cul de sac and parking.

The Board decided that the applicant shall provide two COAH units on this site. One unit would be low income and the other one would be moderate income. The applicant argued that only one unit was needed. The Board made a finding that there is an enhanced benefit for the site by rezoning pursuant to COAH regulations that would require two units. Bill Bolton said that the requirement of two units may cause him to withdraw this application.

The applicant agreed to comply with all the testimony placed on the record as well as the requests of the Board members and Board professionals.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative to grant Final Major Subdivision approval was offered by Mr. Barenburg, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr.

Gupta, Mr. Joshi, Mr. Husain, Councilman LaRocca, Mr. Hegt, Mr. Josephs

A motion to adjourn was offered by Mr. Bergh, seconded by Mr. Husain. One vote was cast.

Respectfully submitted

Donna Pignatelli
Administrative Officer